



# Fleurets

Leisure Property Specialists



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## White Swan

Seaton Road, Harringworth, Northamptonshire  
NN17 3AF

Leasehold  
Nil Premium

- Character period building
- Situated in the stunning Welland Valley
- 3 main trading areas
- 6 Letting rooms with en-suite facilities
- Good local and visiting trade

SOLE LETTING RIGHTS  
REF: E-816437

### VIEWING

Strictly by appointment through Fleurets East office on 01223 402 600

### LOCATION

Harringworth is a picturesque village in north east Northamptonshire, 3 miles from Uppingham and 11 miles from Stamford. It lies in the valley of the River Welland close to the border with Rutland and is overlooked by the 82-arch Welland Railway Viaduct. This is the longest brick built viaduct in Britain. The railway line and viaduct are very popular with steam train and heritage enthusiasts and the village is also a popular destination for walkers, campers and cyclists.

### DESCRIPTION

The White Swan is a Grade II Listed 17th Century Coaching Inn with an imposing central gable. There is a bar, two cosy dining areas, an attractive hand-crafted oak counter and a feature woodburner. Walter de la Mare, the poet, has apparently carved his name on the stone fireplace, and many other names and dates can be seen carved on the walls.

## TRADE

No trade is warranted or sold.

## ACCOMMODATION

### Ground Floor

Trading Areas : in 3 sections:-

Public Bar - mainly wooden and tile flooring with exposed brick wood burner, dividing the main bar and restaurant. Can seat 8 around customers. Doorway to side of bar leading to upstairs accommodation, office and Ladies and Gentlemen's WCs.

Restaurant - exposed ceiling beams. Can seat up to 18 covers.

Lounge Bar – Can seat up to 20 customers.

Trade Kitchen - Located to the rear of the main dining room.

Cellar - to rear of property with delivery access via car park. Cooling systems and pump lines in situ.

### First Floor - Letting Accommodation

6 Double Bedrooms all with en-suite facilities comprising shower, basin, WC and extractor unit. There is also a laundry room. Rooms overlook the village and Welland Valley.

### Second Floor - Owner's Private Accommodation

Consists of entrance hall leading to lounge, bedroom, separate bathroom with shower, separate shower room, kitchenette and storage.

### External

Rear car park, patio drinking / dining area, brick built outbuilding and small garden.



## TENURE

A new Free of Tie lease to be offered on a 20 year full repairing and insuring lease. Proposed guide rent of £35,000 per annum. The rental will be subject to annual RPI increases being capped at 5% and collared at 2.5%.

## LICENCE

A premises licence prevails, the main licensable activities being:-

Sale by retail of alcohol for consumption on and off the premises:

Monday to Saturday,	09:00hrs – 01:00hrs
Sunday	10:00hrs - 23:00hrs

Playing of recorded music indoors & outdoors

Monday to Saturday	09:00hrs - 01:00hrs
Sunday,	10:00hrs - 23:00hrs

## BUSINESS RATES & COUNCIL TAX

The property is in an area administered by East Northamptonshire District Council. The 2017 Rateable Value has been assessed at £13,400.

The domestic accommodation is within Band A for Council tax purposes.

## SERVICES

We are informed that the premises benefits from all mains services with the exception of drainage which is via a septic tank.

## MINIMUM CAPITAL REQUIRED

Applicants must be able to demonstrate a minimum capital of £70,000 to cover stamp duty, land tax, one quarter's rent in advance, legal fees, working capital, rent deposit and fixtures & fittings.

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## APPLICATION PROCEDURE

i) Applicants are requested to complete a Criterion Asset Management application form and provide a business plan, cash flow forecast and evidence of funding at interview. To obtain an application form contact Fleurets East Anglia office on 01223 402600.

ii) The Lessee will be responsible for the landlord's legal costs estimated at £1,200.

iii) All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

iv) A deposit will be required equivalent to 3 month's rent including an amount equivalent to VAT

v) For further information please contact: Gareth Hatton at our Cambridge office on 01223 402600 or [gareth.hatton@fleurets.com](mailto:gareth.hatton@fleurets.com).

## ENERGY PERFORMANCE CERTIFICATE

The property is Grade II Listed and therefore is exempt from having to provide an Energy Performance Certificate. However, there is an Energy Performance Certificate available with a rating of D-94.

## LOCATION MAPS



Map Data ©2018 Google

## FURTHER INFORMATION

For further information please contact: Gareth Hatton at our Cambridge office on 01223 402600 or email [gareth.hatton@fleurets.com](mailto:gareth.hatton@fleurets.com)

## DISCLAIMER

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